

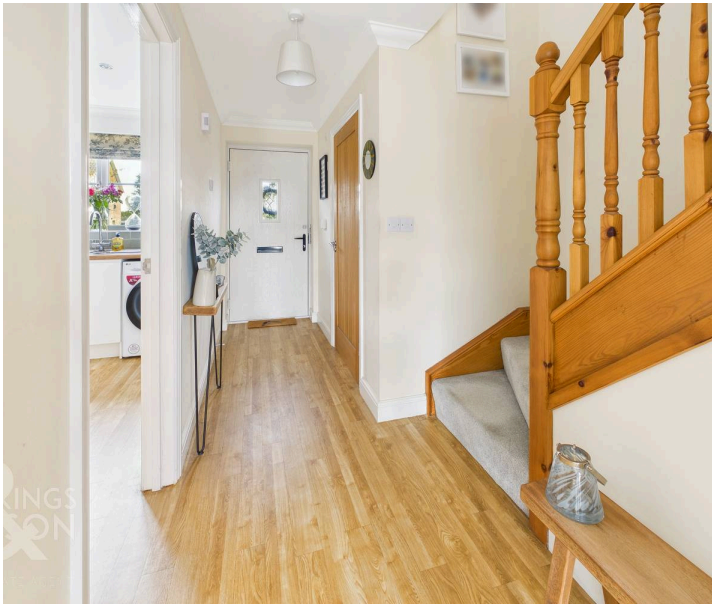
Forge Terrace Yarmouth Road, Hales - NR14 6TF

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Forge Terrace Yarmouth Road

Hales, Norwich

Built in 2019, this MID-TERRACE HOME offers approximately 674 SQ. FT (stms) of accommodation in a convenient setting close to the A146 and Loddon. With THREE BEDROOMS, a SOUTH WEST FACING GARDEN and TANDEM PARKING to the rear, the property combines practical features with inviting spaces for everyday living. GROUND FLOOR UNDERFLOOR HEATING adds to the comfort of the home, while the layout provides a balance of living and bedroom accommodation. The FULLY FITTED KITCHEN includes INTEGRATED COOKING APPLIANCES, creating a practical space for preparing meals. The 14' DUAL ASPECT SITTING ROOM offers a welcoming place to relax, with FRENCH DOORS opening directly onto the garden. This connection between the sitting room and outdoor space makes it easy to enjoy the garden, while the dual aspect adds to the appeal of the room. The THREE BEDROOMS provide flexibility for a range of needs, whether used for sleeping, working from home or accommodating guests. The 12' PRINCIPAL BEDROOM benefits from its own EN SUITE, offering a degree of privacy and convenience.

A family bathroom and ground floor W.C are finished in a similar style. With its combination of fitted kitchen, comfortable sitting room and versatile bedrooms, this home is well suited to those seeking manageable accommodation with space to make their own. Its position close to Loddon and the A146 adds further appeal for those looking for a convenient location. Outside, the ENCLOSED SOUTH WEST FACING GARDEN provides a private and versatile setting for relaxing, dining and entertaining. Accessed directly from the sitting room through the French doors, the PATIO SEATING AREA offers a place to gather with friends and family, with OUTSIDE LIGHTING adding a practical finishing touch. A path continues along the length of the garden to a LATCH AND BRACE GATE, which leads to the rear parking area.

Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: B



- 2019 Built Mid-Terrace Home with Tandem Parking to the Rear
- Approx. 674 Sq. ft (stms) of Accommodation
- Convenient Setting Close to the A146 & Loddon
- Ground Floor Underfloor Heating
- 14' Dual Aspect Sitting Room with French Doors to the Garden
- Fully Fitted Kitchen with Integrated Cooking Appliances
- Three Bedrooms Including the 12' Principal Bedroom with En Suite
- Enclosed South West Facing Garden with Grass & Patio Areas

Hales is a small village situated off the A146, offering a garage/shop, restaurant/takeaway, village hall and village cricket and bowls club. Loddon is approximately two miles away and offers a regular bus service to the Cathedral City of Norwich and Lowestoft (the bus stop is a 5min walk away from the property), whilst also boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians.

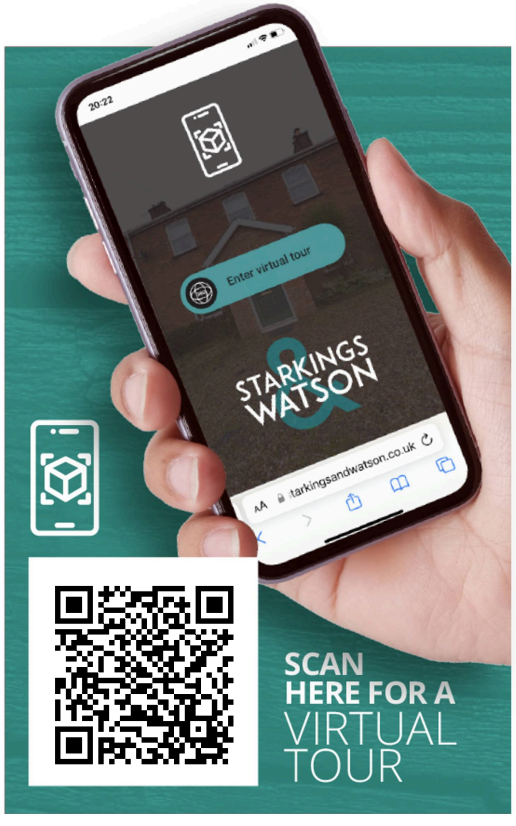
SETTING THE SCENE
Elevated from the road, railings enclose a shingled low maintenance garden, with a paved pathway to the stepped entrance. A shared driveway at the end of the row leads to the driveway parking.

THE GRAND TOUR
Wood effect flooring runs through the hall entrance, with stairs rising to the first floor landing. A ground floor W.C is tucked to one corner, finished with a white two piece suite, with tiled splash-backs and wood effect flooring. The kitchen has been fully fitted with an L-shaped arrangement of high gloss wall and base level units, including integrated cooking appliances, with an inset electric ceramic hob and built-in electric oven, with tiled splash-backs. Wood effect flooring flows underfoot, with space for a fridge freezer and washing machine. To the rear, the sitting/dining room continues with fitted carpet and under-floor heating, with a built-in storage cupboard, space for a dining table and French doors to the patio.

Upstairs, fitted carpet flows underfoot, with doors taking you to the three bedrooms. The main bedroom includes a rear facing window and door to a private ensuite- complete with a three piece suite including a walk-in shower with tiled splash-backs and a heated towel rail. The remaining bedrooms are finished with uPVC double glazing, whilst the smaller includes a loft access hatch. The family bathroom completes the property with a mixer shower tap, tiled splash-backs and glazed shower screen over the bath. Herringbone style wood effect flooring can be found underfoot, with a heated towel rail.

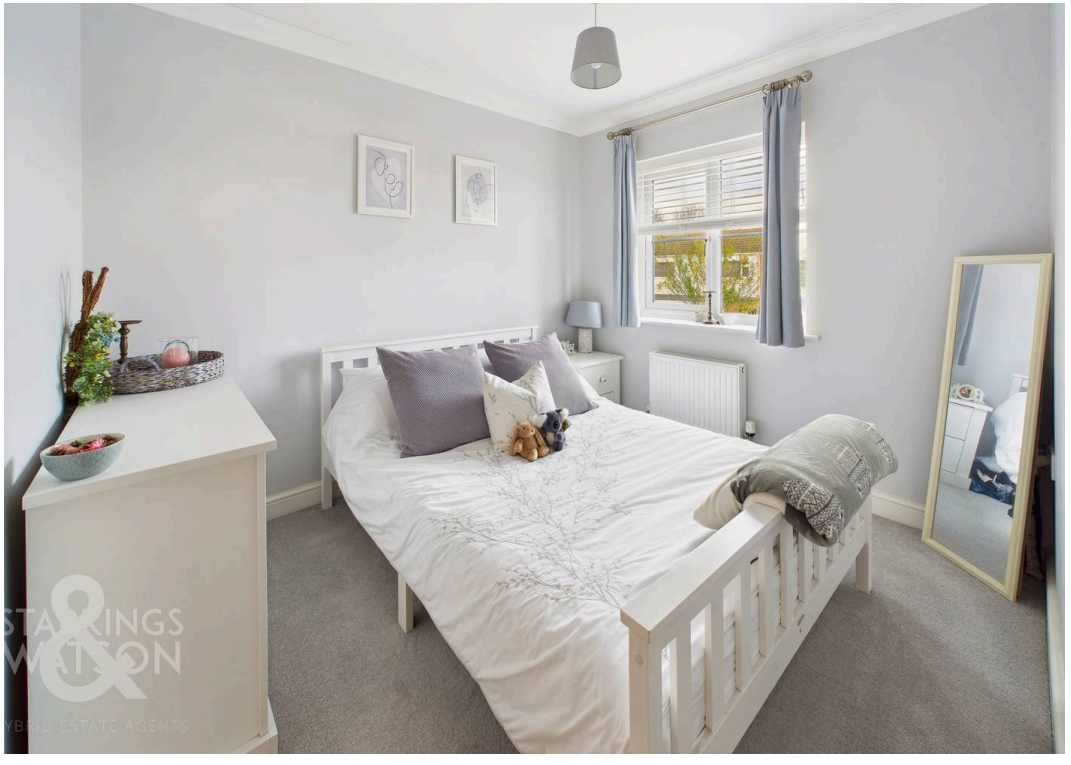
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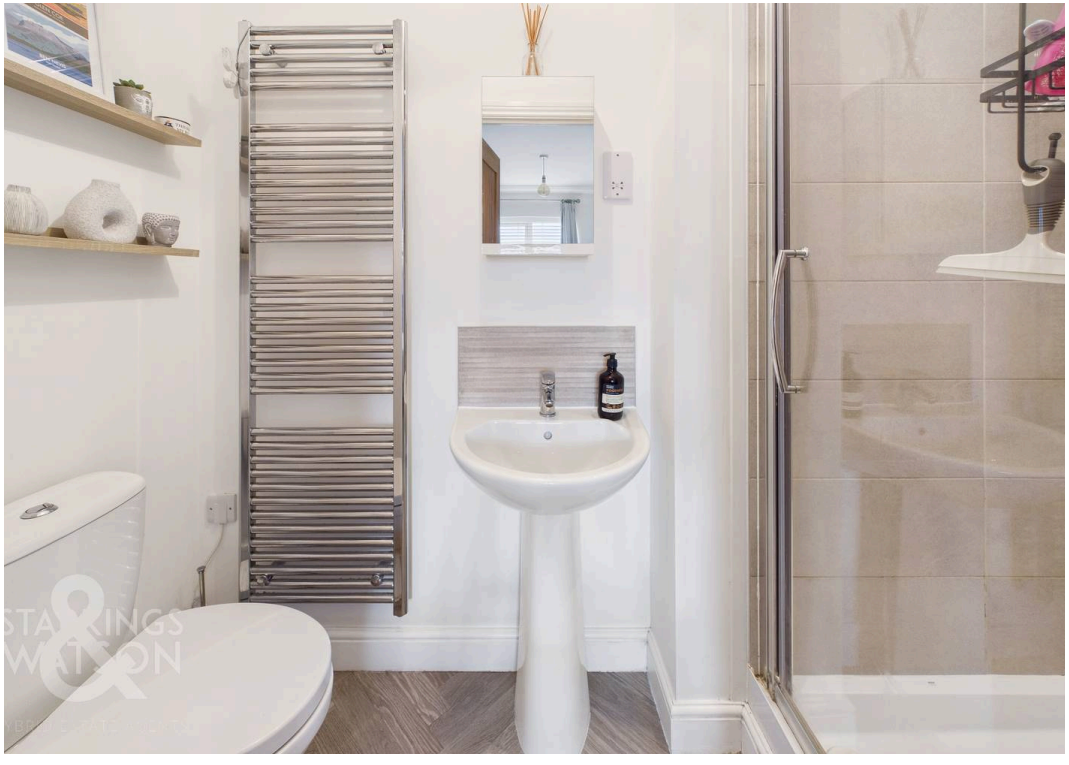
VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property.











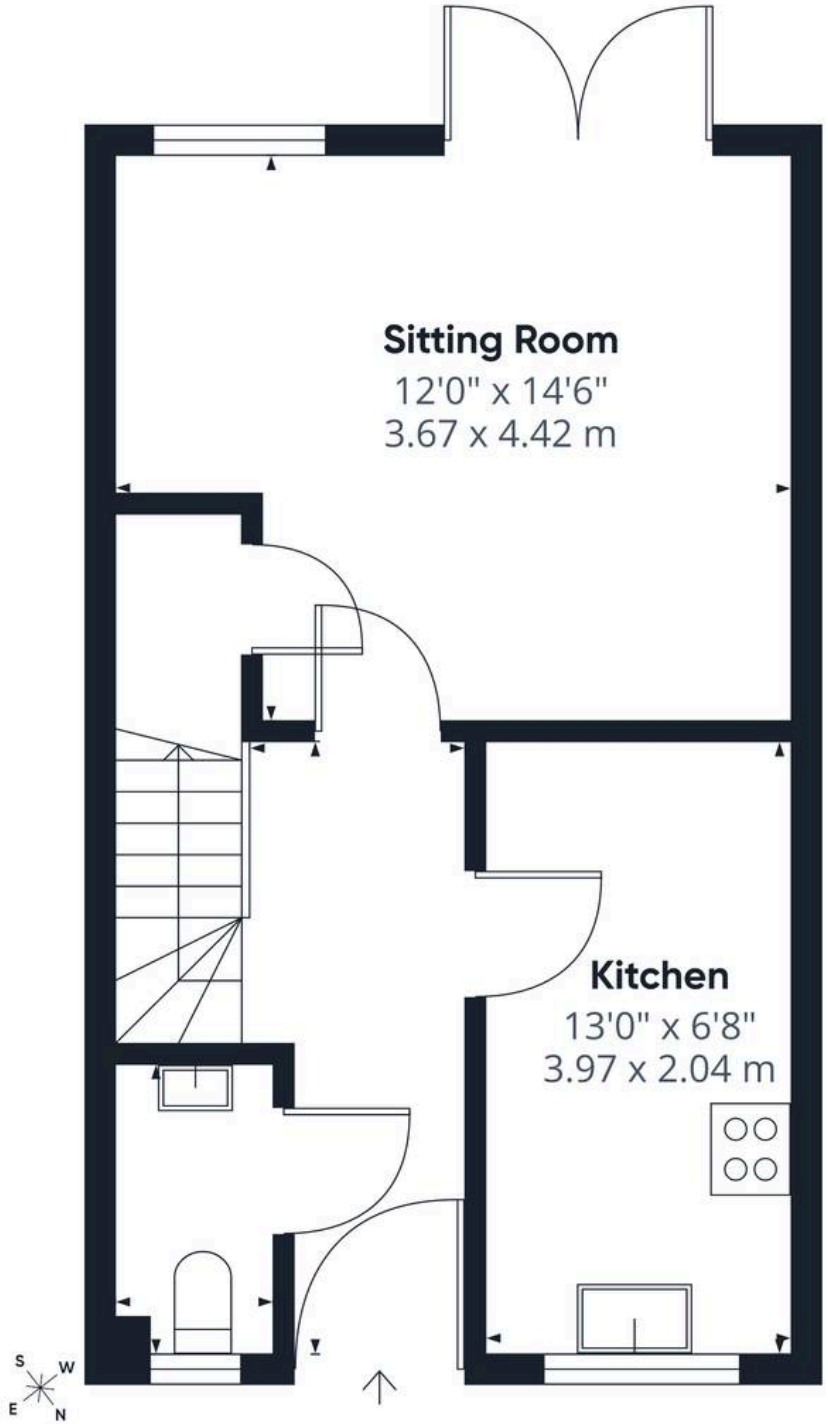






THE GREAT OUTDOORS

The garden can be accessed via the sitting room French doors where you will find a patio seating area with outside lighting - this is the perfect area for outside dining and entertaining friends and family. A path continues down then length of the garden, leading to a latch and brace gate taking you to a parking area. The centre of the garden is laid with a lawn, with borders either side, perfect to add colour throughout the year with your choice of planting. In the far right hand corner, a shed offers storage, whilst the whole garden is safely enclosed with timber panelled fencing.



Ground Floor



Floor 1

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Approximate total area(1)

674 ft²

62.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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